

SETTLEMENT STATEMENT

Title Evolution, LLC
230 Farnsworth Avenue
Bordentown, NJ 08505

Phone: 609-379-3860
E-Mail: info@titleevolution.com
AltalD: 1130103



File / Escrow Number:	TE20361	Settlement Date:	January 24, 2024
		Disbursement Date:	January 24, 2024
Officer/Escrow Officer:	Title Evolution, LLC		
Property Address:	2172 Princeton Pike Lawrence, NJ 08648 Block: 1502 Lot: 34	Settlement Location:	
Buyer:	Hassan Zag and Houria Boujilali	Buyer Address:	180 Franklin Corner Road, Unit L10 Lawrenceville NJ 08648
Seller:	Hoggarth Stephen	Seller Address:	567 Carlisle Drive Morrisville PA 19067
Lender:	United Wholesale Mortgage, LLC	Lender Address:	PO Box 202028 Florence SC 29502-2028

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$320,000.00	Sale Price of Property	\$320,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$310,400.00
		Lender Credit		\$0.40
		Prorations/Adjustments		
\$25.06		Sewer 1/1/2024 to 1/18/2024		\$25.06
\$394.14		Town Property Tax 1/1/2024 to 1/18/2024		\$394.14
		Loan Charges		
		0.166% of Loan Amount (Points) United Wholesale Mortgage, LLC	\$516.38	
		Application Fee United Wholesale Mortgage, LLC	\$1,055.00	
		Appraisal Fee (POCB: \$500.00) Ronald Stout, Jr.		
		Broker Compensation Nexa Mortgage	\$6,984.00	
		Credit Report Fee Xactus	\$66.00	
		Flood Certification Corelogic	\$8.00	
		MERS Registration Fee MERS	\$24.95	
		Tax Service Fee UW fbo Corelogic	\$85.00	
		Verification Of Employment Fee (Lender:\$51.52) United Wholesale Mortgage, LLC		
		Verification Of Income Fee (Lender:\$51.52) Equifax		
		Mortgage Insurance Premium		
		Prepaid Interest	\$408.13	
		Impounds		
		Flood Insurance United Wholesale Mortgage, LLC	\$307.95	
		Homeowners Insurance United Wholesale Mortgage, LLC		
		Mortgage Insurance United Wholesale Mortgage, LLC		
		Property Tax United Wholesale Mortgage, LLC	\$1,496.64	
		Aggregate Adjustment United Wholesale Mortgage, LLC	(\$0.01)	
		Title Charges & Escrow / Settlement Charges		
		Premium Rate	\$1,460.00	
		Simultaneous Issue Title Evolution, LLC	\$25.00	
		ALTA 8.1 Environmental Protection Lien - NJ Variation (NJR 5-94) Title Evolution, LLC	\$25.00	
		ALTA 9.10-06 (Res) REM Current Violations (1/1/17) (NJR 5-157) Title Evolution, LLC	\$25.00	
		Closing Service Letter Title Evolution, LLC	\$75.00	
		County Search & Copies Title Evolution, LLC	\$90.00	
		Document Recording Surcharge (Purch) Title Evolution, LLC	\$10.00	

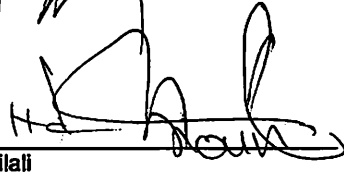
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Electronic Document Processing Title Evolution, LLC	\$50.00	
		Examination Title Evolution, LLC	\$100.00	
		Filed Notice of Settlement (2) Title Evolution, LLC	\$50.00	
		Flood Search Title Evolution, LLC	\$10.00	
		Mileage Title Evolution, LLC	\$18.36	
\$75.00		Mortgage Payoff/Satisfaction Service Charge (\$7.1b) S Title Evolution, LLC		
		Notary Title Evolution, LLC	\$25.00	
\$50.00		Overnight Charge Title Evolution, LLC	\$50.00	
		Settlement Service (Purchase) Title Evolution, LLC	\$550.00	
		Survey (11/1/23) (NJRB 5-01) Title Evolution, LLC	\$25.00	
		Tax & Assessment Search Title Evolution, LLC	\$40.00	
		Tidelands - Unclaimed Title Evolution, LLC	\$25.00	
		Transaction Management Fee Title Evolution, LLC	\$60.00	
		Upper Courts/Patriot Searches Title Evolution, LLC	\$48.00	
		Commission		
		Government Recording And Transfer Charges		
		Recording Fees Deed: \$225.00 Mortgage: \$255.00 Release: \$0.00 Mercer County Clerk	\$480.00	
\$1,871.00		State Transfer Tax Mercer County Clerk		
		Payoff(s)		
\$177,781.36		First Position Mortgage Lien 351-7265950703 Mr. Cooper		
		Miscellaneous		
		Buyer or Borrower Attorney Fee Robert F. Casey, Esquire	\$1,200.00	
\$110.00		Cancellation of Tax Sale Certificates x's2 Mercer County Clerk		
\$125.00		Conveyance Congressional Abstract Company, LLC		
\$500.00		Final Water Bill Escrow Title Evolution, LLC		
\$41.10		Outstanding Water Bill - 301 Trenton Water Works		
\$1,856.68		Outstanding Water Bill - 303 Trenton Water Works		
\$300.00		Preparation of Sale Documents Spielberger & Buzzelli		
\$103,934.64		Proceeds of Sale Albert Russo, Trustee		
\$15,000.00		Proceeds of Sale Stephen Hoggarth		
\$8,000.00		Real Estate Commission Buyers Broker Remax of Princeton		
\$8,000.00		Real Estate Commission Sellers Broker NJ Capital Realty, LLC		
\$986.02		Redemption Certificate No. 22000016 Lawrence Township Tax Collector		
\$950.00		Seller Attorney Fee Candyce I. Smith-Sklar, Esquire		
		Survey Fee Land Map, Inc.	\$795.00	
		First Quarter Property Tax Lawrence Township Tax Collector	\$1,494.47	
		Flood Insurance Premium Superior Flood Inc.	\$1,231.80	
		Homeowners Insurance Premium Progressive Home	\$858.00	
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$320,000.00	\$320,000.00	Subtotals	\$339,772.67	\$315,819.60
\$0.00	\$0.00	DUE FROM SELLER	\$0.00	\$23,953.07
\$320,000.00	\$320,000.00	Totals	\$339,772.67	\$339,772.67

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Title Evolution, LLC to cause the funds to be disbursed in accordance with this statement.

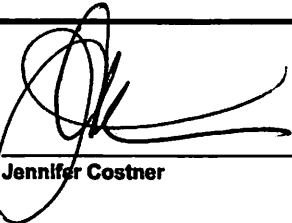
BUYERS/BORROWERS


Hassan Zag


Houria Boujlali

SELLER(S)


Hoggarth Stephen


Jennifer Costner